

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
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Email: timw@cityfort.com

Project Name: 2101 Property Inc./
Continental Rent-a-Car

Case #: 128-R-02

Date: 10/22/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Federal Highway is a trafficway on the Broward County Trafficways Plan. This plan requires specific minimum rights of way width under City's Code of Ordinances (Section 47-25.2). At the location of this project, Federal Highway shall be 120 feet wide.
3. Section 47-24.5 (Subdivision Regulations) of the City's Code of Ordinances requires a right of way chord of 25 feet where right of way is dedicated at the intersection of a minor and a major street. Such a chord shall be dedicated with the right of way on U.S. 1 at the intersections of S.E. 21 and 22 Streets.
4. The engineer shall provide new Type F curb and gutter along the south edge of pavement on S.E. 21 Street from Federal Highway west to the west limits of this project site. This curbing shall be designed with curb inlets and exfiltration trench to retain and discharge the streets stormwater runoff, and transitioned with a taper to grade at the west limit of the project site.
5. The new F curb and gutter to be placed along S.E. 21 Street shall be installed along the existing south edge of S.E. 21 Street so as to maintain a grass strip between the

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sidewalk and the existing edge of pavement. Any damage to the sidewalk must be restored or reconstructed as required by the Department.

6. Indicate all new ramp slopes on the appropriate plans.
7. Please review new access locations and verify whether there are any conflicts with existing overhead power or light poles. Accesses shall be designed so as not to conflict with poles if at all possible.
8. Provide a utility design plan for serving the proposed building expansion.
9. Refer to Section 47-20.11 and verify all parking spaces comply with the minimum geometric dimensions. It appears many of the spaces are less than 18 ft. long while others are sufficiently longer. It doesn't appear that any widths are given on the architect's plans for the proposed parking spaces.
10. Please add stop signs and bars on pavement at all egress points.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: 2101 Property Inc./
Continental Rent-a-Car

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Date: 10/22/02

Comments:

1. Show hydrant location and provide a flow test.
2. Standpipe system required
3. Is this to be an open air garage? If so 411.3.2 of FBC applies.
4. 903.6 of the FBC requires sprinkler system for enclosed garage.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: 2101 Property Inc./
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Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: 2101 Property Inc./
Continental Rent-a-Car

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Comments:

1. Provide the required parking calculations for the parking structure as per Sec. 47-21.11 4 A.
2. Provide the trunk ht. for the palms. To count for min. Code they must have 8' of trunk ht.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
4. Provide a list of the existing trees and palms on site, and the calculations for their "equivalent replacement."

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: 2101 Property Inc./
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Date: 10/22/02

Site Plan Level II Review/130,824 SF expansion of existing auto rental use/B-1

Comments:

1. Provide more detailed elevations.
2. Pursuant to ULDR Sec. 47-25.3.A.3.c., additional setback is required for any yard contiguous to residential property.
3. Development is subject to Sec. 47-25.3, Neighborhood Compatibility Requirements. Provide a point by point narrative addressing these requirements.
4. Turning radii in garage must be of broom finish to eliminate noise.
5. Provide a photometric plan. Lighting must comply with Sec. 47-25.3.A.3.a. Indicate all proposed lighting on plan including wall mounted fixtures. Lighting from garage cannot cause glare on abutting residential property.
6. Applicant must receive clearance documentation from FAA.
7. Provide detail of bufferyard wall.
8. It is recommended this proposal be discussed with Poinciana Park Civic Association.
9. Provide a traffic statement.
10. Provide a 7' sidewalk on Federal Hwy. and 5' sidewalks on on S.E. 21 and 22 Streets.
11. Delineate property line more prominently on site plan.

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12. Site plan and survey do not match in regard to 16.41' setback.
13. Any curb cuts removed must be restored.
14. Provide a 3D oblique view of proposed structure in context with adjacent structures. Include any structures over three stories.
15. Discuss parking calculations with Zoning representative. Provide one Type II loading zone.
16. Provide street trees per Sec. 47-25.2.M.9.
17. Provide a text narrative of operation including hours of operation, explain any repair facilities, fueling, etc.
18. There shall be no outdoor PA system.
19. Provide a copy of the plat and any amendments.
20. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: 2101 Property Inc./
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Comments:

1. All new glass, including lobby and office doors, should be constructed of impact resistant materials.
2. Will the lobby/ receptionist area be manned after normal working hours? If so, what security measures will be taken to ensure the safety of employees? Will the cashier / clerk be separated from the customer by a secure barrier?
3. What type of money management system will be put in place for "after hours"? Will a drop safe be installed?
4. CCTV is recommended for all entrances and exits to the garage, as well as using mechanical access and perimeter controls.
5. CCTV should be in place at all stairwells and in the lobby.
6. The stairwell doors, at grade level, should not allow entry. If a door is ajar, a local enunciator should sound to alert security.
7. CCTV should be monitored and recorded at a remote location. Twenty four hour videos should be used, and stored for at least 30 days, in case they are needed for follow-up.
8. Lighting for the both the garage and the surrounding property should follow IESNA standards.

Please submit comments in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: 2101 Property Inc./
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Comments:

1. Site plan information missing such as property line, right-of-way width, centerline of R-O-W.
2. Clearly indicate setbacks on site plan and elevations.
3. Neighborhood compatibility requirements pursuant to section 47-25.3 apply to the proposed development site. Provide a narrative outlining how the proposed development project comply with the requirements in section 47-25.3 section by section.
4. When a nonresidential property is contiguous to residential an additional one (1) foot setback for each one (1) foot of building height over forty (40) feet in up to a maximum width equal to one-half (1/2) the height of building in addition to the required setback pursuant section 47-25.3.A.3.c.
5. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
6. Ramp slopes shall not exceed the requirements in section 47-20.9.
7. Provide parking geometric standard dimensions for parking garage pursuant to section 47-20.11.
8. Discuss site circulation with Engineering representative.
9. Discuss trash pickup and location with the applicant and Planning representative.
10. Discuss screening of garage and garage lighting with Planning representative.
11. Additional comments may be forth coming at DRC meeting.